



REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: DECEMBER 31, 2001

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: COUNCILMEMBERS WEEKLY and MACK

Also Present: DEPUTY CITY MANAGER DOUGLAS SELBY, ASSISTANT CITY MANAGER BETSY FRETWELL, DEPUTY CITY ATTORNEY VAL STEED, LESA CODER, DIRECTOR OF OFFICE OF BUSINESS DEVELOPMENT, CITY CLERK BARBARA JO RONEMUS, and ASSISTANT DEPUTY CITY CLERK VICKY DARLING

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

Downtown Transportation Center, City Clerk's Board

Senior Citizens Center, 450 E. Bonanza Road

Clark County Government Center, 500 S. Grand Central Pkwy

Court Clerk's Bulletin Board, City Hall

City Hall Plaza, Posting Board

(9:36)

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AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: DECEMBER 31, 2001

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

☐

CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Weekly and Reese

Discussion and possible action regarding the Interlocal Contract between the City of Las Vegas and UNLV School of Architecture for the lease of property located on the northwest corner of Las Vegas Boulevard and Clark Street (Fifth Street School) - Ward 3 (Reese)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The Interlocal Contract between the City and UNLV School of Architecture will expire in January 2002. The City and UNLV, in their collective efforts to provide facilities of higher learning in the downtown area, will renew the agreement between the entities to accomplish this goal.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

1. Interlocal Contract
2. Site Maps: Classrooms and Parking

COMMITTEE RECOMMENDATION:

COUNCILMAN MACK recommended that Items 1 and 2 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF DECEMBER 31, 2001

Item No. 1 – Discussion and possible action regarding the Interlocal Contract between the City of Las Vegas and UNLV School of Architecture for the lease of property located on the northwest corner of Las Vegas Boulevard and Clark Street (Fifth Street School) - Ward 3 (Reese)

MINUTES – Continued:

LESA CODER, Director, Office of Business Development, advised that Items 1 and 2 enter into an agreement with UNLV for housing its architectural design studios and classes at the Fifth Street School. In addition, between the two agreements, provides for the relocation of parking from Fourth and Clark to Las Vegas Boulevard. Staff recommends do pass for both items.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(9:46 – 9:48)

1-347

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: DECEMBER 31, 2001

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Weekly and Reese

Discussion and possible action regarding the Renewal and Second Amendment of the Interlocal Contract for the Lease of Property located on the northwest corner of Las Vegas Boulevard and Clark Street (Fifth Street School) for UNLV Continuing Education - Ward 3 (Reese)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The Interlocal Contract between the City and UNLV School of Continuing Education will expire in January 2002. The City and UNLV, in their collective efforts to provide facilities of higher learning in the downtown area, will renew the agreement between the entities to accomplish this goal.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

1. Renewal and Second Amendment
2. Site Maps: Classrooms and Parking

COMMITTEE RECOMMENDATION:

COUNCILMAN MACK recommended that Items 1 and 2 be forwarded to the Full Council with a "Do Pass" recommendation. **COUNCILMAN WEEKLY** concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF DECEMBER 31, 2001

Item No. 2 – Discussion and possible action regarding the Renewal and Second Amendment of the Interlocal Contract for the Lease of Property located on the northwest corner of Las Vegas Boulevard and Clark Street (Fifth Street School) for UNLV Continuing Education - Ward 3 (Reese)

MINUTES – Continued:

LESA CODER, Director, Office of Business Development, advised that Items 1 and 2 enter into an agreement with UNLV for housing its architectural design studios and classes at the Fifth Street School. In addition, between the two agreements, provides for the relocation of parking from Fourth and Clark to Las Vegas Boulevard. Staff recommends do pass for both items.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(9:30)

1-14

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: DECEMBER 31, 2001

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

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CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Weekly and Reese

Discussion and possible action regarding a lease agreement to lease a portion of the surface parking lot located at the southeast corner of Clark Avenue and Las Vegas Boulevard to Wells Fargo Bank of Nevada, NA (Gain of \$4,320/year - Redevelopment Special Revenue Fund) - Ward 3 (Reese)

Fiscal Impact

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No Impact

Amount: Gain of \$4,320/yr

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Budget Funds Available

Dept./Division: OBD/RDA

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Augmentation Required

Funding Source: RDA Special Revenue Fund

PURPOSE/BACKGROUND:

Pursuant to the cancellation of a parking contract between Wells Fargo and the City of Las Vegas on the Clark Street Associates lot, the City offered Wells Fargo parking on the Bull Dog site at the corner of Clark and Las Vegas Boulevard. In an 11/26/01 letter, Corporate Properties Group, on behalf of Wells Fargo Bank, indicated the Bank's desire to lease nine (9) parking spaces on the Bull Dog site.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

Lease Agreement, including exhibits consisting of legal description, site map, and Disclosure of Principals

COMMITTEE RECOMMENDATION:

COUNCILMAN MACK recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF DECEMBER 31, 2001

Item No. 3 – Discussion and possible action regarding a lease agreement to lease a portion of the surface parking lot located at the southeast corner of Clark Avenue and Las Vegas Boulevard to Wells Fargo Bank of Nevada, NA (Gain of \$4,320/year - Redevelopment Special Revenue Fund) - Ward 3 (Reese)

MINUTES – Continued:

LESA CODER, Director, Office of Business Development, explained that this item relocates parking under agreement with Wells Fargo Bank from Fourth and Clark to Las Vegas Boulevard and Clark. Staff recommends do pass.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(9:48)

1-394

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: DECEMBER 31, 2001**

DEPARTMENT: BUSINESS DEVELOPMENT**DIRECTOR: LESA CODER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Weekly and Reese

Discussion and possible action to authorize the City Manager to execute a Revocable License for Non-Federal Use of Real Property with the U.S. General Services Administration for possession of the Federal Building and Post Office located at 301 E. Stewart Avenue (APN#139-34-501-002) - (\$45,000 - General Fund) - Ward 5 (Weekly)

Fiscal Impact☐**No Impact****Amount:** \$45,000☒**Budget Funds Available****Dept./Division:** Facilities Management☐**Augmentation Required****Funding Source:** General Fund**PURPOSE/BACKGROUND:**

The Revocable License Agreement for Non-Federal Use of Real Property (License Agreement) with the U.S. General Services Administration (GSA) will give the City immediate possession of the Federal Building and Post Office (the Post Office). If executed, the License Agreement will give the City temporary possession of the Post Office until full acquisition and conveyance of the building from the GSA is completed, estimated to be 3-6 months.

Under the License Agreement the City will be responsible for the operations and maintenance costs for the Post Office during the period of temporary possession. The accumulated amount operations and maintenance costs may be up to \$45,000 depending upon when the acquisition and conveyance of the Post Office is completed. An agenda item will be forthcoming to complete the acquisition and conveyance of the Post Office from the GSA.

RECOMMENDATION:

Authorize City Manager to execute an agreement approved by City Attorney as to form

BACKUP DOCUMENTATION:

1. Agenda memo
2. Site map

COMMITTEE RECOMMENDATION:

COUNCILMAN MACK recommended that this item be forwarded to the Full Council with no recommendation. **COUNCILMAN WEEKLY** concurred.

REAL ESTATE COMMITTEE MEETING OF DECEMBER 31, 2001

Item No. 4 – Discussion and possible action to authorize the City Manager to execute a Revocable License for Non-Federal Use of Real Property with the U.S. General Services Administration for possession of the Federal Building and Post Office located at 301 E. Stewart Avenue (APN#139-34-501-002) - (\$45,000 - General Fund) - Ward 5 (Weekly)

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

LESA CODER, Director, Office of Business Development, stated for some time her office has been looking at possible acquisition of the Post Office. As an interim measure, the City has an opportunity to exercise this revocable license and use agreement which would allow the City to take possession of the property and potentially occupy approximately 1,000 square feet of the vacant office space within the structure. As a result, the City would be obligated to pick up any operation and maintenance costs for the entire facility until the acquisition time, currently estimated at about three months. Those costs are estimated at \$37,400.

COUNCILMAN MACK discussed with MS. CODER that the only incentive for the City would be the 1,000 square feet of available space for City use or lease to other tenants. COUNCILMAN MACK confirmed with MS. CODER that she would not recommend the action unless the General Services Administration (GSA) agreed to take out their portion of the operation and maintenance costs. The item was placed on the agenda anticipating such a resolution. If not, she recommended that the City pass on the agreement and simply move closer to the acquisition. There is still a big question about the revenue stream even after acquisition. Again, should GSA refuse to include the revenue stream in the final acquisition, she would recommend letting GSA keep the structure. It would be foolish to take on such an obligation without gaining the revenue stream. GSA has still not advised the City of the value of the existing leases.

ASSISTANT CITY MANAGER FRETWELL pointed out that the agreement proposed does give the City Manager additional flexibility and the ability to act quickly during negotiations. This simply opens the door for a fairly minor investment. The City certainly does not want to enter into a standard lease agreement with GSA when this is not a standard situation.

COUNCILMAN WEEKLY questioned the extent of post service functions at the site were the City to take over the property. MS. CODER summarized discussions with the Real Estate Manager from the US Postal Service wherein he stated they are prepared to stay in the building or to relocate at the City's discretion. The Postal Service feels it must maintain retail services and general delivery function downtown. The square footage needs are currently approximately 6,000 square feet in addition to the loading and unloading dock needs which have been identified and they have provided space needs projections through 2013. Those needs provide the

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Item No. 4 – Discussion and possible action to authorize the City Manager to execute a Revocable License for Non-Federal Use of Real Property with the U.S. General Services Administration for possession of the Federal Building and Post Office located at 301 E. Stewart Avenue (APN#139-34-501-002) - (\$45,000 - General Fund) - Ward 5 (Weekly)

MINUTES – Continued:

necessary information for negotiation for maintaining these essential services downtown. COUNCILMAN MACK discussed with MS. CODER that there would not be sufficient space for such relocation into the City's Stewart Street Parking Garage. ASSISTANT CITY MANAGER FRETWELL pointed out that the minimal postal function in the Foley Building has or is closing operations.

AL GALLEGOS, citizen of Las Vegas, noted that the parking lot to the east is rarely used. He suggested that City vehicles be parked there and the parking lot next to the Arco Service Station be opened for public parking. That arrangement could also generate some revenue as well. He was never even aware there was a postal service in the Foley Building. There is a need for a post office downtown for area residents. The one on Martin Luther King Boulevard is too far away and there are no longer mailboxes all over town.

COUNCILMAN MACK indicated that he had a discomfort level without input from the entire Council and recommended that the item go forward with no recommendation.

There was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(9:36 – 9:46)

REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: DECEMBER 31, 2001

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

None.

THE MEETING ADJOURNED AT 9:48 A.M. (1-420)

Respectfully submitted:_____

VICKY DARLING

December 31, 2001